

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Simpkin Coatback Inventory Number: CH-657
Address: 12537 Charles Street City: Dentsville Vicinity Zip Code: 20646-6417
County: Charles USGS Topographic Map: Popes Creek, MD Quad Map
Owner: Steven and Sharon Polen Is the property being evaluated a district? ☐ yes
Tax Parcel Number: 129 Tax Map Number: 56 Tax Account ID Number: 013352
Project: Gilbert Run Emergency Tower- Charles County Government Agency: F.C.C.
Site visit by MHT Staff: ☐ no ☐ yes Name: _____ Date: _____
Is the property located within a historic district? ☐ yes ☒ no

If the property is within a district

District Inventory Number: _____

NR-listed district ☐ yes Eligible district ☐ yes District Name: _____

Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ☐ yes ☒ no

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Simpkin Coatback is located down a long gravel drive on the south side of Charles Street (Rte. 6) near Dentsville, Maryland. The house stands on a ridge amid open fields and pasture in view of the intersection of Trinity Church Road and Charles Street. The 1 1/2 story side gable, double pile frame dwelling, thought to be constructed in the third quarter of the eighteenth century is a "room-behind-room plan" (inverted hall and parlor.) Additions were constructed at various times in the building's history. The original exterior walls have been modified and removed in part to provide porch spaces. Fenestration patterns have changed. Chimneys have either been replaced or rebuilt along the north façade. Originally weatherboard siding has been covered with asphalt sheets and the roof has been replaced with asphalt materials. The site also includes a Shed and Tobacco Barn both in fair to poor condition.

The architectural integrity has been significantly compromised with these changes and the resource is recommended as not eligible for listing on the National Register of Historic Places under Criterion C. Research did not indicate evidence for listing under Criteria A or B. The site was not evaluated for Criterion D.

Prepared by: Kate Mahood,
Architectural Historian

Date Prepared: July 8, 2003

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Comments: _____

Jana H. Kelly
Reviewer, Office of Preservation Services

Blair
Reviewer, NR Program

7/17/03
Date

7/21/03
Date

CH 657

[Click here for a plain text ADA compliant screen.](#)

Maryland Department of Assessments and Taxation
CHARLES COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

STR

Account Identifier: District - 04 Account Number - 013352

Owner Information

Owner Name: POLEN, STEVEN & SHARON Use: AGRICULTURAL
Principal Residence: YES
Mailing Address: 12537 CHARLES ST Deed Reference: 1) / 841/ 35
LA PLATA MD 20646-6417 2)

Location & Structure Information

Premises Address Zoning Legal Description
12537 CHARLES ST AC 7.086 AC
LA PLATA 20646 S/S RT 6 W RT 232

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	27 46
56	12	129						82	Plat Ref:	

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1900	2,482 SF	7.08 AC	

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	BLOCK

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land:	48,040	48,040			
Improvements:	49,380	55,940			
Total:	97,420	103,980	97,420	99,606	
Preferential Land:	3,040	3,040	3,040	3,040	

Transfer Information

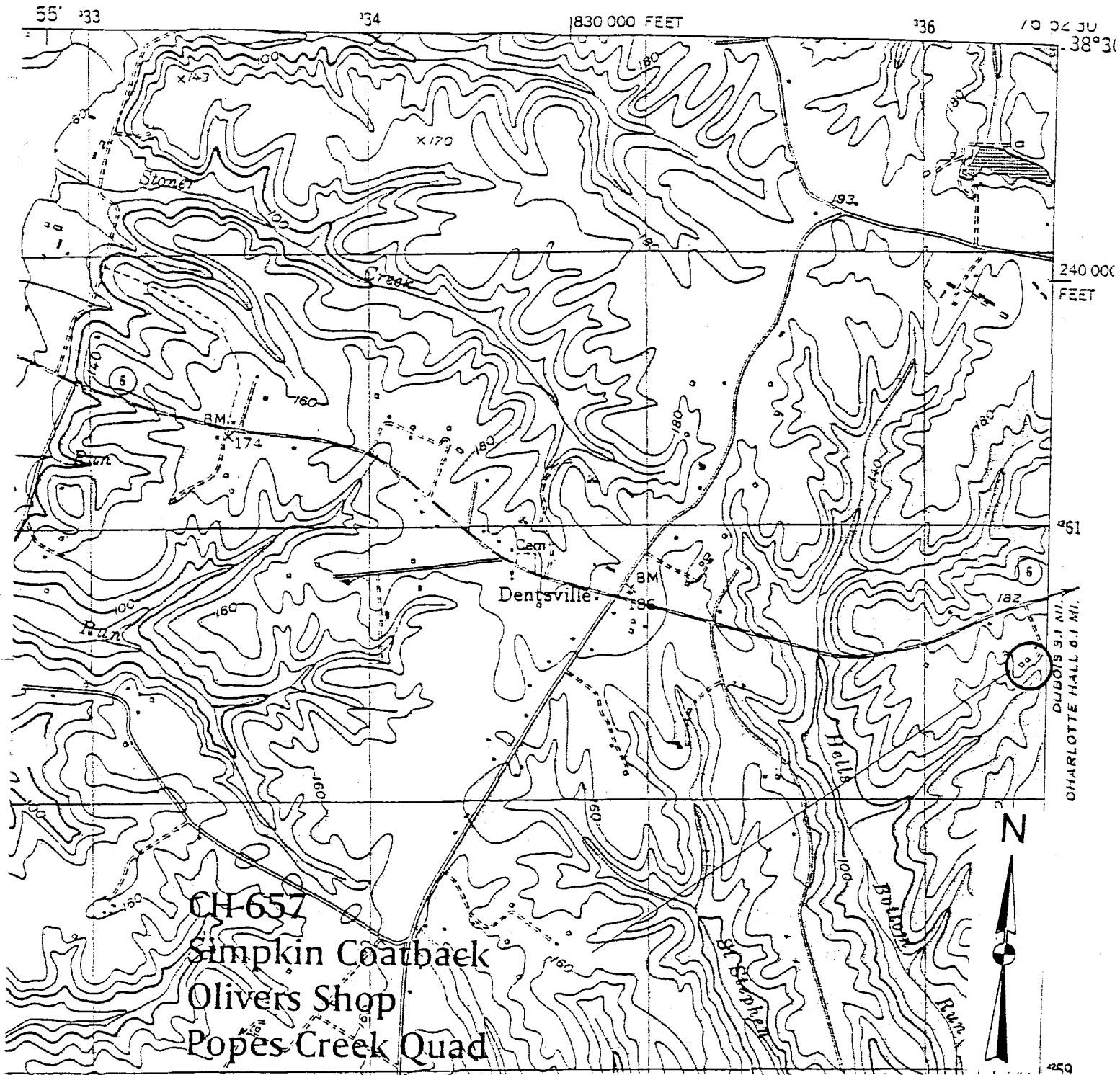
Seller:	Date:	Price:
COOKSEY, CARL E	06/30/1982	\$51,000
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/ 841/ 35	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX



MAHOOD AND ASSOCIATES, LLC

ARCHITECTURAL HISTORY ♦ HISTORIC PRESERVATION ♦ ARCHIVAL RESEARCH

510 PAFFEL ROAD, ANNAPOLIS, MARYLAND 21401
410-266-5608 (P) 410-266-5570 (F)
KATE@MAHOODASSOCIATES.COM

CH-657
SIMPKIN
COATBACK

Scale
N.T.S.

Date
7/8/03

Design By

Source

Job No.

USGS CHARLOTTE HALL
HUGHESVILLE, LA PLATA, POPES CREEK QUADRANGLE



SIMPSON COATBACK
LAPLATA, MD
CHAS COUNTY

KATE MAHOOD
GL-26-03

CH 657

MD SHPO
VIEW LOOKING SOUTHWEST
Photograph # 1 of 1

Simpkin Coatback
CH-657
Olivers Shop
Private

Circa 1818; 1900

Although sheathed in 20th century treatments, this house is an example of a distinct regional architectural style that developed in Southern Maryland and Eastern Virginia during the last half of the 18th century. The inverted hall and parlor, or room-behind-room plan is characterized by narrow front and rear elevations and a high and deep roof. Constructed during the first quarter of the 19th century, this 1-1/2 story side gable, double pile frame dwelling faces east and includes a likely contemporary 1-1/2 story, single pile wing extending off the south wall. A 1-3/4 cross gable addition is connected to the rear elevation by a series of low sheds. A modest sized shed stands in the rear yard, and a mid-19th century tobacco barn stands nearby. The earliest part of the dwelling is believed to have been constructed after 1818 by Nathan Dent. In April of that year he acquired Simpkin Coatback from his brother, Thomas, who had inherited this property from their father William Dent, Sr.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. CH-657

1. Name of Property (indicate preferred name)

historic	Simpkin Coatback
other	Simpson's Coal Black

2. Location

street and number	12537 Charles Street	not for publication
city, town	Olivers Shop	vicinity
county	Charles	

3. Owner of Property (give names and mailing addresses of all owners)

name	Steven and Sharon Polen				
street and number	12537 Charles Street			telephone	301-934-1295
city, town	LaPlata	state	MD	zip code	20646-6417

4. Location of Legal Description

courthouse, registry of deeds, etc.	Charles County Courthouse	tax map and parcel:	56 p.129
city, town	LaPlata	liber	841 folio 35

5. Primary Location of Additional Data

☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report
☐ Other

6. Classification

Category		Ownership		Current Function		Resource Count		
						Contributing	Noncontributing	
<input type="checkbox"/>	district	<input type="checkbox"/>	public	<input type="checkbox"/>	agriculture	<input type="checkbox"/>	landscape	
<input checked="" type="checkbox"/>	building(s)	<input checked="" type="checkbox"/>	private	<input type="checkbox"/>	commerce/trade	<input type="checkbox"/>	recreation/culture	<u>1</u>
<input type="checkbox"/>	structure	<input type="checkbox"/>	both	<input type="checkbox"/>	defense	<input type="checkbox"/>	religion	
<input type="checkbox"/>	site			<input checked="" type="checkbox"/>	domestic	<input type="checkbox"/>	social	<u>2</u>
<input type="checkbox"/>	object			<input type="checkbox"/>	education	<input type="checkbox"/>	transportation	
				<input type="checkbox"/>	funerary	<input type="checkbox"/>	work in progress	<u>3</u>
				<input type="checkbox"/>	government	<input type="checkbox"/>	unknown	<u>2</u>
				<input type="checkbox"/>	health care	<input type="checkbox"/>	vacant/not in use	
				<input type="checkbox"/>	industry	<input type="checkbox"/>	other:	
						Number of Contributing Resources previously listed in the Inventory		
						0		

7. Description

Inventory No. CH-657

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Although sheathed in 20th century treatments, this house is an example of a distinct regional architectural style that developed in Southern Maryland and Eastern Virginia from the third quarter of the 18th century. The inverted hall and parlor or room-behind-room plan is characterized by narrow front and rear elevations and a high and deep roof. Constructed during the first quarter of the 19th century, this 1-1/2 story side gable, double pile frame dwelling faces east and includes a likely contemporary 1-1/2 story, single pile wing extending off the south wall. A 1-3/4 cross gable addition is connected to the rear elevation by a series of low sheds. The house stands on a ridge amid open fields and pasture in view of the intersection of Trinity Church Road and Charles Street. It is set apart from several mid-20th century dwellings in the vicinity by its relative distance from, and asymmetrical alignment with, nearby roads. A modest sized shed stands in the rear yard, and a mid-19th century tobacco barn stands nearby. Non-contributing resources sharing the site include a 20th century equipment shed and a tobacco barn.

Originally clad in weatherboard siding, asphalt sheets have been applied overtop. The roof is clad in asphalt and the foundation material consists of brick piers reinforced with concrete blocks. An incised porch, which was probably an alteration of the original flush exterior wall, is supported on brick posts on the façade and includes a low brick skirt. It has since been enclosed. Two replacement or rebuilt chimneys stand on the exterior of the north wall, likely in their original positions.

The north elevation, in addition to the chimneys, includes three first floor and two second story asymmetrical windows. The rear of the main block includes a full width shed addition that extends the rear wall. An additional 1- story gabled walkway connects this with the rear addition. A single 6/6 light window is found on the rear wall of the main block near the northwest corner.

To the south of the main block is a wing believed to either be contemporary with the original structure or the earliest addition. This wing has a steeply pitched metal seam roof and contains a single 6/6 window on the east elevation eave wall. The south wall also has a 6/6 window below an attic or loft offset fixed light. A small shed addition extends from the rear of this dwelling.

The rear addition is a two bay structure. It has a asphalt shingle roof pierced by a corbel capped chimney. One room deep, the north elevation has symmetrical fenestration consisting of two first floor 6/6 windows and two 6 light fixed windows above, positioned directly under the cornice line. The west elevation is without fenestration. The south wall has the same second story configuration although one original fixed window has been replaced with a modern tilting sash window. The first floor has a shallow shed porch containing a string of dissimilar fenestration. From left to right there is a 6/6 window near the west wall, a doorway, paired 9/9 windows and a grouping of four 6/6 windows.

The interior was not available at the time of the survey.

SHED

This side gable frame structure is rectangular in form and clad in weatherboard siding. Positioned within the domestic yard, the structure was likely used as a woodshed or meathouse.

TOBACCO BARN

This is a large barn clad in vertical board siding. A shed addition extends from west elevation. Although heavily overgrown, hand-forged iron hinges were visible on the narrow gable end doors.

8. Significance

Inventory No. CH-657

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:	

Specific dates	c. 1818; 1900	Architect/Builder	Unknown
Construction dates	c.1818; 1900		

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

Likely constructed during the first quarter of the 19th century, Simpkin Coatback is one of a handful of examples of the regionally distinctive room-behind-room plan. The earliest part of the dwelling is believed to have been constructed after 1818 by Nathan Dent. In April of that year he acquired Simpkin Coatback from his brother, Thomas, who had inherited this property from their father William Dent, Sr. Thomas had been willed the property in 1816 from his father William, unless he wished "to remove to any of the new states". In 1828 Nathan Dent's property, including Simpkin Coatback, was seized by the sheriff to satisfy his debts to George Parnham to whom he owed \$435.59.

The auctioned property was purchased by Theophilus Dent. In 1862, Dent deeded the property to John James Robertson. Equity records relate that John James Robertson died in 1865 at Chaptico in St. Mary's County, and his wife died soon after. They left behind three children, one of which died by 1868. By the time of the equity hearing determining the future of the Robertson's property, Simpkins Coatback contained 195 acres, 1/3 of which was arable. The farm included an "old dwelling house and meathouse in bad condition, and a very good corn house and barn."

Finally in 1874, the property was conveyed to Richard Wheatley, remaining in the Wheatley family until 1918 when it was sold to James G. Cooksey. The Cooksey family retained ownership until it was sold to the current owners in 1982.

Other examples of this room-behind-room plan include Laurel Branch (CH-370) and two homes sharing the name Mount Pleasant (CH-208, CH298). Neither Mount Pleasant remains standing and Laurel Branch was moved to the National Colonial Farm, Prince George's County in 1988.

9. Major Bibliographical References

Inventory No. CH-657

10. Geographical Data

Acreage of surveyed property 7.086

Acreage of historical setting 185

Quadrangle name Popes Creek

Quadrangle scale 1:24,000

Verbal boundary description and justification

Simpkin Coatback is currently associated with Charles County Property Tax Map 56, Grid 12, Parcel 129.

11. Form Prepared By

name/title Cathy Currey/Historic Sites Surveyor

organization Charles County Planning Department

date 4/16/01

street and number 200 Baltimore Street

telephone 301-396-5815

city or town Baltimore

state MD zip code 20646

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-657

Section 8 Page 1

Simpkin Coatback

name of property

Charles County, MD

county and state

Chain of Title:

- July 28, 1816 Will of William Dent, Sr. To Alexander, plantation where I now live; to Thomas 100 acre tract known as *Simkia Courtback*, or if Thomas shall move to another state to be divided...to Nathan, 100 acre tract Smith's Reserve.
Wills 13:480
- December 4, 1818 William Dent Sr., heirs to Nathan Dent \$640 *Simpkin Coatback*.
12:310
- August 6, 1828 State of Maryland, for debts of Nathan Dent to Theophilus Dent, "goods and chattels, lands and tenements of the said Nathan Dent" Also Simpson's Supply, Smith's Reserve 250 acres.
JB 15:258
- August 13, 1862 Theophilus Dent to John James Robertson 3 tracts, 250 acres.
GWC :193
- May 3, 1868 Guardian(James R. Matthews) Accounts for Robertson children . Mentions "an old dwelling and meathouse in bad condition and a very good cornhouse and barn."
Equity BGS 5:125
- November 17, 1874 Guardian for Robertson infants to Richard C. Wheatley. "*Simpkins Coat Black*" 180 acres
GAH 4:372
- November 6, 1913 Richard J. Wheatley to Albert C. Wheatley. "*Simpson's Coat Black*" 181.5 acres
26:362
- July 23, 1918 Wheatley heirs to James G. Cooksey.
33:317
- October 15, 1942 James G. and Mary E. Cooksey to William E. Cooksey 181.5 acres
77:273

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-657

Section 9 Page 1

Simpkin Coatback

name of property

Charles County, Maryland

county and state

Major Bibliographic References:

Brown, Jack D., et al. Charles County, Maryland, A History. Charles County Bicentennial Committee, 1976.

Charles County Circuit Court Land Records, Charles County Courthouse, LaPlata, Maryland.

Klapthor, Margaret Brown. The History of Charles County, Maryland. LaPlata, MD: Charles County Tercentenary, Inc., 1958.

Rivoire, J. Richard. Homeplaces: Traditional Domestic Architecture of Charles County, Maryland. La Plata, MD: Southern Maryland Studies Center, Charles County Community College, 1990.

RESOURCE SKETCH MAP

Date: 7/2001

North arrow:



Name: SIMPKIN COATBACK

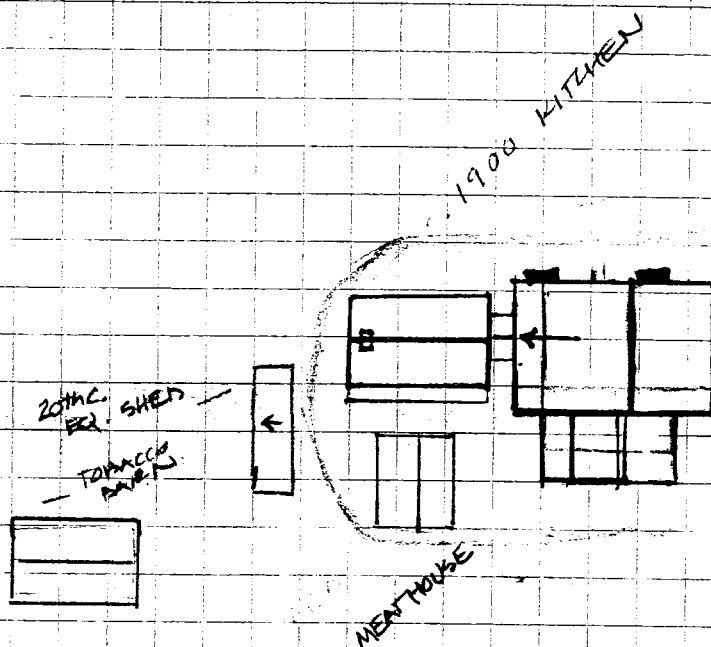
Address: 12537 CHARLES ST

CH - 657

Charles County, Maryland

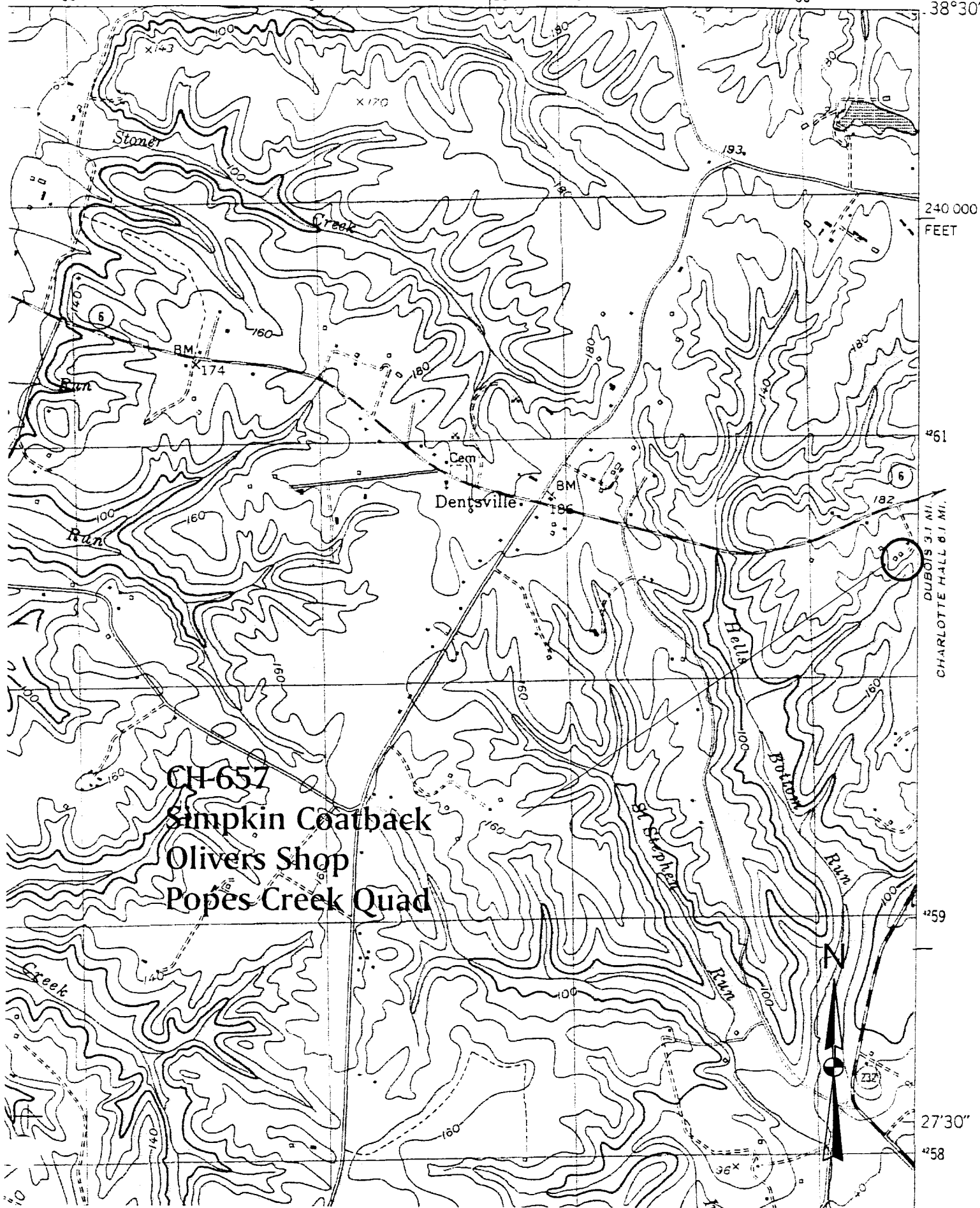
PENTSVILLE X Vicinity

CHARLES STREET



20TH C.
TOBACCO
BARN

TRINITY CHURCH ROAD





CH-657
SIMPKINS COATBACK
DENTSVILLE VIC
2/2001
C. CURREY
MD SHPO
LOOKING NW

1 of 3



CIT-657
SIMPKINS COATBACK
DENTSVILLE VIC
2/2001
C. CURREY
MD SHPO
LOOKING SE

2 OF 3



CH-657
SIMPKINS GOATBACK
DENTSVILLE VIC
2/2001
C. CURREY
MD SHPO
BARN, LOOKING SOUTH
3 OF 3